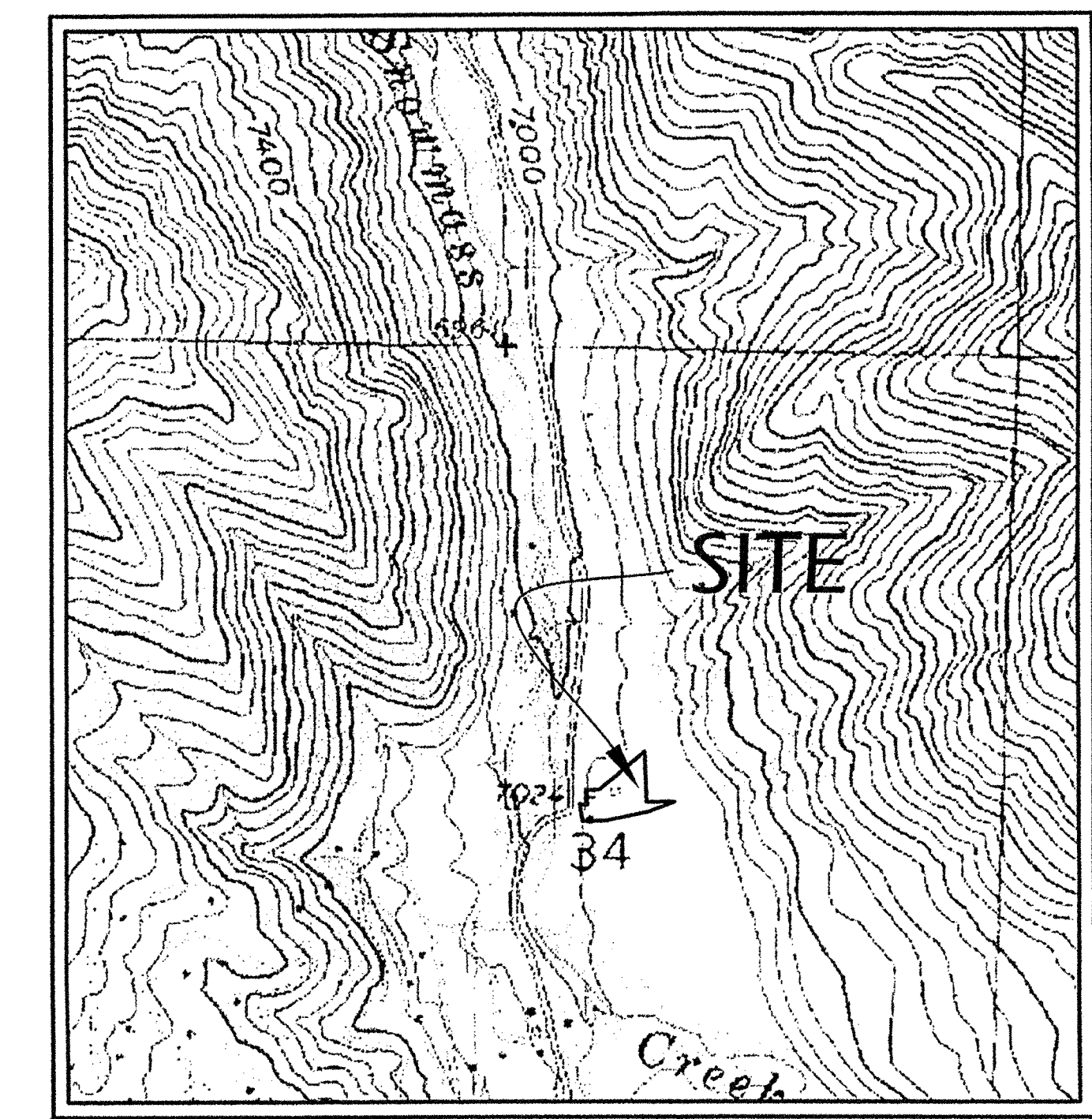


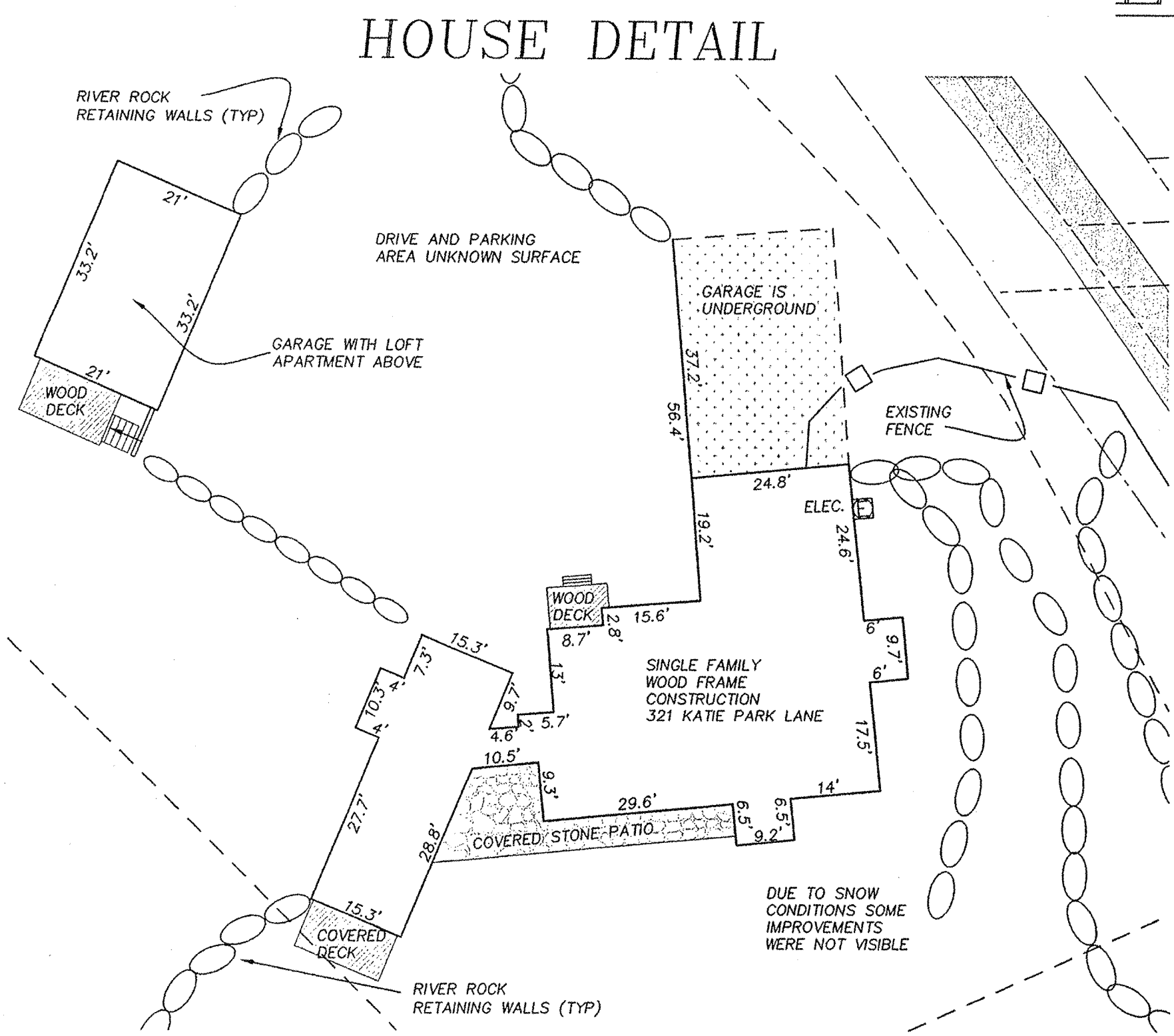
IMPROVEMENT LOCATION SURVEY MAP OF: LOT 7 OH-BE-JOYFUL ACRES SUBDIVISION

A PARCEL OF LAND SITUATED IN SECTION 34
TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M.
COUNTY OF PITKIN, STATE OF COLORADO

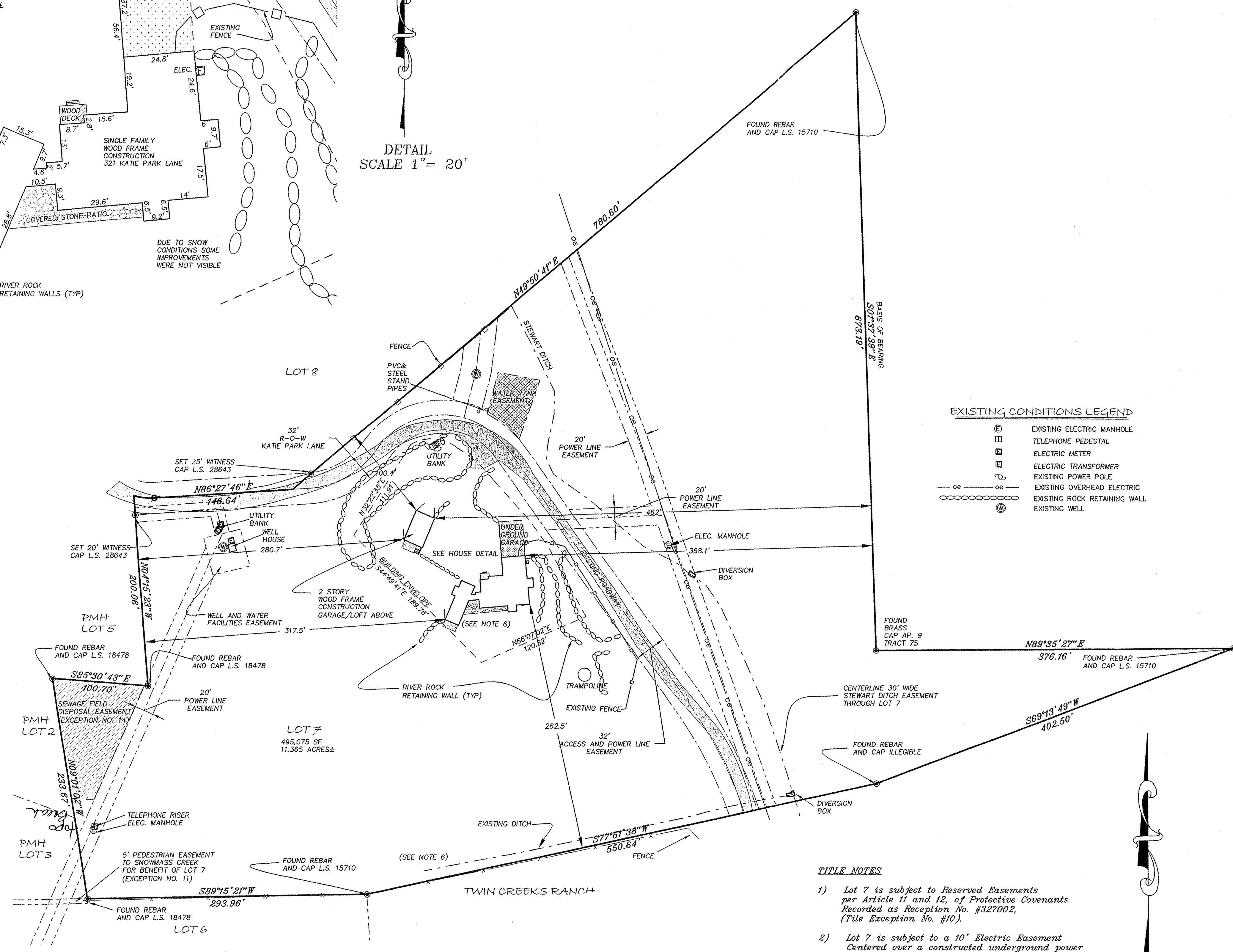
SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 2000'



DETAIL
SCALE 1" = 20'



EXISTING CONDITIONS LEGEND

⊙	EXISTING ELECTRIC MANHOLE
□	TELEPHONE PEDESTAL
⊠	ELECTRIC METER
⊞	ELECTRIC TRANSFORMER
⊕	EXISTING POWER POLE
—	EXISTING OVERHEAD ELECTRIC
⊗	EXISTING ROCK RETAINING WALL
⊙	EXISTING WELL

TITLE NOTES

- Lot 7 is subject to Reserved Easements per Article 11 and 12, of Protective Covenants Recorded as Reception No. #327002, (Title Exception No. #10).
- Lot 7 is subject to a 10' Electric Easement Centered over a constructed underground power line per Document Recorded as Reception No. #397285, (Title Exception No. #19).

PROPERTY DESCRIPTION

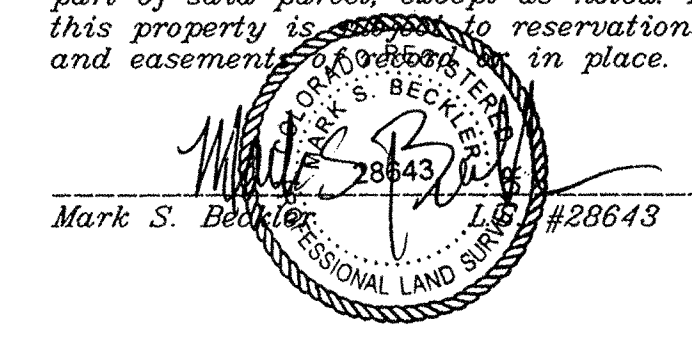
LOT 7,
OH BE JOYFUL ACRES SUBDIVISION,
ACCORDING TO THE MAJOR PLAT AMENDMENT OF LOTS 6 AND 7
OH BE JOYFUL ACRES SUBDIVISION RECORDED JUNE 25, 1999 IN
PLAT BOOK 50 AT PAGE 27.

COUNTY OF PITKIN
STATE OF COLORADO

IMPROVEMENT LOCATION SURVEY CERTIFICATE

I hereby state that this improvement location survey was prepared by Sopris Engineering, LLC (SE) for Suzanne Beaudette Writer and Pitkin County Title, Inc.

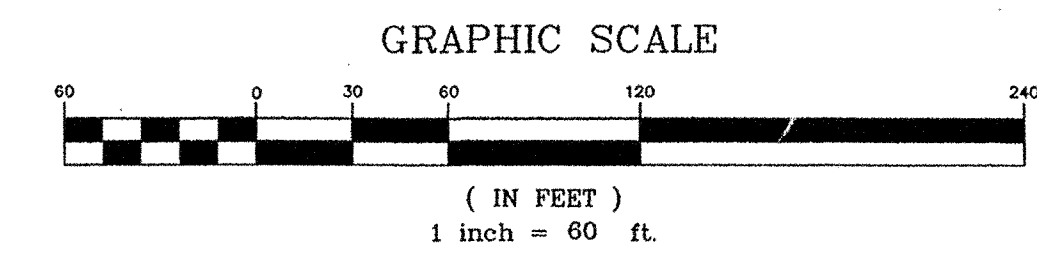
I furthermore state that the improvements on the above described parcel on this date, December 29, 2005, except utility connections are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I furthermore state that this property is subject to reservations, restrictions, covenants and easements in place.



NOTES

- Date of Survey: December 2005.
- Date of Preparation: January 2005
- Basis of Bearing: A bearing of N 01°37'39" W from the found USGLO, Brass cap AP 9 Tract No. 75 of Section 34, T8S, R86W, and a found rebar and cap L.S. #15710 at the NE corner of said lot 7, as shown.
- Basis of Survey: The Major Plat Amendment of lots 6 and 7, Amended Plat of Oh Be Joyful Acres Subdivision, recorded June 25, 1999 in Plat Book 50 at Page 27, The Lot Line Adjustment Plat lots 6 and 7, Amended Plat of Oh Be Joyful Acres Subdivision recorded December 9, 1993 in Plat Book 33 at Page 38, The Plat of the subject property recorded October 9, 1990 in Plat Book 25 at Pages 9-11, All found in the Clerk and Recorders Office of Pitkin County, various documents of record, and the found monuments, as shown.
- This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said plats described in note 4. And the title commitment prepared by Pitkin County Title, Inc. Effective date: June 23, 2005 Case No. B4123.
- Snow conditions existed at time of survey (1' to 2' depth).
- The Building Envelope was scanned from sheet 5 of 7 of the Major Plat Amendment of Lots 6 & 7, Amended Plat of Oh Be Joyful Acres Subdivision.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.